

This is NOT a Tax Statement      **Notice Of Appraised Value**  
Do NOT Pay From This Notice

YOUNG CENTRAL APPRAISAL DIST  
PO BOX 337  
GRAHAM TEXAS 76450-0337

817-926-7861

youngcad@youngcad.org

SPENCER LISA HOLDER  
% LERETA LLC  
901 CORPORATE CENTER DRIVE  
POMONA CA 91768



<b>APPRAISAL YEAR 2026</b> THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING PROTESTS ON 6/11/2026 AT: 9:00 AM YOUNG CENTRAL APPRAISAL DIST 505 5TH ST GRAHAM, TX 76450 FOR QUESTIONS, CALL: PRITCHARD & ABBOTT INC PERSONAL PROPERTY: 817-370-3248 MINERAL INTEREST: 817-370-3233 Protest Deadline: 5-20-2026 ARB Hearing: 6-11-2026 Owner: 502358 1707  VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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Dear Property Owner,  
The value of your property listed below is based on an appraisal date of January 1st of this year.

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	490	360	Lease: 13014 Type: REAL Owner #: 502358
GRAHAM ISD I&S	490	360	Legal: LUPTON UNIT TR 14
GRAHAM ISD M&O	490	360	COOPER OIL & GAS
NCT COLLEGE	490	360	A-1244
GRAHAM HOSPITAL	490	360	RRC 13041
HB1984: The Appraised value of \$360 in 2026 as compared to \$450 in 2021 is a 20.00% decrease.			Agent: 291
			.041016 Override Royalty
			Category: G1
			Railroad #: 13041
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	490	0	360
GRAHAM ISD I&S	490	0	360
GRAHAM ISD M&O	490	0	360
NCT COLLEGE	490	0	360
GRAHAM HOSPITAL	490	0	360

Additional Owner's Properties are continued on following page(s).

*The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.*

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

JESSE BLACKMON  
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	170	120	Lease: 13016 Type: REAL Owner #: 502358
GRAHAM ISD I&S	170	120	Legal: LUPTON UNIT TR 16
GRAHAM ISD M&O	170	120	COOPER OIL & GAS
NCT COLLEGE	170	120	A- 39
GRAHAM HOSPITAL	170	120	RRC 13041
HB1984: The Appraised value of \$120 in 2026 as compared to \$160 in 2021 is a 25.00% decrease.			Agent: 291
.041015 Override Royalty			
Category: G1			
Railroad #: 13041			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	170	0	120
GRAHAM ISD I&S	170	0	120
GRAHAM ISD M&O	170	0	120
NCT COLLEGE	170	0	120
GRAHAM HOSPITAL	170	0	120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,590	1,180	Lease: 13021 Type: REAL Owner #: 502358
GRAHAM ISD I&S	1,590	1,180	Legal: LUPTON UNIT TR 21
GRAHAM ISD M&O	1,590	1,180	COOPER OIL & GAS
NCT COLLEGE	1,590	1,180	A- 125
GRAHAM HOSPITAL	1,590	1,180	RRC 13041
HB1984: The Appraised value of \$1,180 in 2026 as compared to \$1,480 in 2021 is a 20.27% decrease.			Agent: 291
.041015 Override Royalty			
Category: G1			
Railroad #: 13041			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,590	0	1,180
GRAHAM ISD I&S	1,590	0	1,180
GRAHAM ISD M&O	1,590	0	1,180
NCT COLLEGE	1,590	0	1,180
GRAHAM HOSPITAL	1,590	0	1,180

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,250	0	1,660		
GRAHAM ISD I&S	2,250	0	1,660		
GRAHAM ISD M&O	2,250	0	1,660		
NCT COLLEGE	2,250	0	1,660		
GRAHAM HOSPITAL	2,250	0	1,660		